



Town Of Amenia

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PLANNING BOARD SPECIAL MEETING SATURDAY, MAY 16, 2009

PRESENT: Chairman William Flood
Peter Clair
Nina Peek
Norm Fontaine
MaryAnn Johnson, Greenplan
Dr. Michael Klemens
Michael Hayes, Attorney

ABSENT: Tony Robustelli
James Walsh
George Fenn

Chairman Flood opened the meeting. In the Millerton News the Public Hearing was advertised for 9:30 A.M.

MOTION TO CONTINUE THE PUBLIC HEARING FOR DEPOT HILL FARM
SUBDIVISION was made by Peter Clair, seconded by Norm Fontaine

VOTE TAKEN/MOTION CARRIED 4/0

Chairman Flood then opened the floor to public comments.

Public comments were made by Jean Rebillard, Brad Rebillard, Evelyn O'Connell, Leo Blackman and Vicky Doyle. For Public Comments – see attached.

MOTION TO ADJOURN THE PUBLIC HEARING was made by Chairman Flood, seconded by Peter Clair

VOTE TAKEN/MOTION CARRIED 4/0

Chairman Flood announced the next public hearing would be June 4, 2009 at the Town Hall at 7:00 P.M.

Meeting was adjourned at 9:35 A.M.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 16, 2009 and are not to be construed as the final official minutes until so approved.

 X Approved as read

 Approved with: deletions, corrections, and additions

1 people what they do there is they pull
2 over to the right far and then make
3 their left turn to go south.

4 I can imagine 1300 plus
5 vehicles during the day during the
6 week and 1400 during the weekend
7 coming out of that intersection. I
8 want to know does that also include
9 service vehicles and what are the
10 number of construction vehicles that
11 would be on the road during
12 construction days.

13 Another concern that needs
14 to be studied is the impact on Depot
15 Hill. Since people could come from
16 Route 343 and that will take them up
17 through the populated Depot Hill.
18 Once they live there, if they're going
19 to the hospital, over in Connecticut,
20 they are not going to go down out onto
21 22 up to the light and back over.
22 They are going to go up and down
23 through to Depot Hill.

24 I would like to see a -- oh,

MS. JEAN REBILLARD: Jean
Rebillard, 464 Old Route 22, Amenia.
I live on Old Route 22, south of the
proposed site of Depot Hill Road. I'm
concerned about the traffic and am
requesting that a full traffic study
be done. There are five potential
intersections that need to be
reviewed. At Route 22 and Dunn Road;
you have Dunn Road coming onto County
Route 81. You have Route 22 and County
81 at both Cousins Bakery and across
from the Chrysler dealership, south of
Immaculate Conception. And then you
have County Route 81 and Depot Hill
Road. The dangerous intersection,
coming more on County Route 81 to the
Depot Hill Road intersection is a very
short sight distance. Turning left
from Depot Hill Road to go south on
County Route 81 is also dangerous and
a very short sight distance. A lot of

1 actually the other certain impact this
2 will have is on hamlet of Wassauc
3 because it seems from what I've seen,
4 it reflects pretty much Dunn Road as
5 the main entrance. But we all know
6 that 22 and 81 across from Cousins
7 goes into the hamlet and then over to
8 Connecticut. So I would think as
9 people are coming north and coming to
10 there, there will be a number going to
11 turn out on County Route 81 down from
12 Cousins and not backtrack. That is
13 also the intersection there's been a
14 number of accidents from people
15 pulling out of there onto Route 22, so
16 I want to know if that should at some
17 point become signaled, particularly on
18 Friday nights.

19 I would like to see a level
20 of service analysis on the approach to
21 the intersection as well as the
22 overall intersection to see if it
23 needs to become signaled. And I would
24 like to consider the traffic on Friday

nights in the summer.

Another concern about these roads is that they are narrow and there aren't shoulders down by the transfer station, which I think has been an issue. I'd also like to know, because living on that road there does seem to be a lot of (inaudible). And I know Dutchess County has cut back the sheriffs going out and coming into the area, and so I want to know who is going to be monitoring that. Is the Applicant looking at any donation to the police force or patrol that's going to be monitoring that road. I have seen cars passing in no passing zones. I've lost three dogs on that road as well.

Finally, I would like to see a full visual study. I looked at the viewpoints, and I realize that it's versus how it looks is the worst-case scenario, unmitigated versus mitigated. From what I can tell from

what I saw that these are going to be fully exposed from DeLavergne Hill looking out, and that is actually the prize view.

So I understand that Mr. Stark wants to do some things with his property. I realize that he has that right. But I think that we are not at a point yet where that is going to also blend in with the view.

And finally, I wanted to know about what the Applicant is offering to the wastewater project. Since that seems to be an addition to town. Just because you're not in the district doesn't mean that you can't make a donation to that wastewater project. So I would like to know what the Applicant maybe is going to propose as far as that's concerned. Thank you.

CHAIRMAN FLOOD: Thank you.

Next. Brad.

MR. BRAD REBILLARD: Brad

Rebillard. Same address as Jean.

She's kind of a hard act to follow.

I guess all I have is that "I Love New York", Dutchess County Tourism, FDR. Google it, and it all says the same thing. It has been there for years. From DeLavergne Hill looking up is the viewpoint. I wonder if any of those organizations are going to weigh in on this. I think they should, if they have been advertising our tourism for a long time. That's my point there. Thank you:

MS. EVELYN O'CONNELL:
Evelyn O'Connell, Depot Hill, Amenia.

I'm very concerned about the traffic too. I live on Depot Hill and the people coming from the west and the east on Route 44, they are not going to go down by Dunn Road. They are going to come up Mechanic Street to Depot Hill Road. That is right in the center of the intersection. I'm

very concerned about the traffic, what are they going to have as cars, is it going to be trailers with horses? I mean a lot of these questions need to be answered.

I'm also very concerned about the view from DeLavergne Hill. From the picture I got from the web site, they have these lined with trees to mitigate the view. The trees come down this way, not across this way where you would have the view from DeLavergne Hill. I think that really needs to be addressed. Thank you.

MR. LEO BLACKMAN: I'm Leo Blackman. I live the 74 Old Route 22 in Wassaic.

I just wanted to sort of focus more closely, since I'm an architect, from what I did see on the web site. I also read the statement by the Applicant which says all the right things. I think it is terrific. But there's enormous difference

between the text of what's written and what is actually designed.

I checked the project that the landscape architect had done in Minneapolis, which looks quite nice, but which is only the very first phase of that development. It looks like a little farming village, but it is not really the scale of what's proposed here.

But the thing that most concerns me, where the initial visuals that were done, even with the mitigated views, it is really kind of frightening. I mean it doesn't look rural. It looks sort of like a military barracks. The kind of monotony of the rows of garages all in a line and kind of identical houses. It doesn't look rural. It looks like something else entirely. And I think we need a vigorous site plan. Again it is following the hedgerows, but the houses are all running perpendicular

to the edge of the property. They are all running straight, you know, straight lines kind of cut in the middle of these fields. Rather than trying to camouflage these houses by running them against the tree line. So there is something really just off about the conceptual development here that I think is not getting what he says he wants to achieve in terms of something that looks like it belongs in the neighborhood.

And I think none of the view from DeLavernne Hill, which is obviously critical to the town, let alone Dutchess County, but just that sort of stretch between Wassaic and Amenia is really critical to people. It just seems to me that as a first stab at this, the way it is located on the property, you know, unless it was totally planned on a suburban layout it is hard to imagine how the kind of positioning of the houses could be

much sort of more off than I think is what's needed and camouflaged to make them look rural and appropriate.

CHAIRMAN FLOOD: Thank you, Leo.

MS. VICKI DOYLE: Vicki Doyle, Town of Amenia, Town Councilwomen and Wassaic, 320 South Amenia Road.

I've known Jeff and Lisa Stark for a while. When we lived in Stanfordville they were good farming folk, and we enjoyed trading information about how to use our land wisely and carefully. So I know them personally and appreciate the fact that they are trying to do what they are trying to do. They are the first applicant that I can think of with a large parcel that they are trying to put some houses to recoup their investment while retaining the agricultural flavor. That is something that is tough to do. I

think they are trying to do something that is not so typical here, but maybe more akin to South Carolina where you see large tracts of land with some housing developments where there is some shared facilities for horse-type people to enjoy and appreciate. I don't know if every one of those people who are buying houses are going to expect to have a horse or two; it looks like we'd need a lot more property to do that. But if everybody there is appreciating -- maybe they are not necessarily owners -- but enjoy the horse activities, then I think that's very appropriate. Aiken, South Carolina brings a lot of wealthy people to that area. They are usually part-time residents, and I think it would bring a lot of money -- people who need extra services and who would come to the shops and that kind of thing. So I think that would be good.

But I just want to say that

it's wonderful -- when I come down DeLavergne Hill all those years coming from Stanfordville to Amenia -- I used to do the minutes for the Planning Board for ten years -- I'd look across and see the white fences of Keane Stud. To me that was a beautiful site. And I think the fact that they are trying to hold that, try to retain that rural sense and yet recoup some of their investment by selling houses, I think God bless them.

You know, I think it should be a very good project in concept, and I think that with a little bit of help and tweaking -- perhaps not all the houses at the very highest level, would help mitigate, you know, the fact that they are trying to put the houses in the lower part so it's not so visually obvious is a good start. I think Becky Thornton and the Land Conservancy described that well, that they have worked with the Land

Conservancy, and they are trying to preserve the view that we all appreciate and some of the tradition that has been there for so many years.

There were a lot of developers who wanted to put hundreds and hundreds of houses there. I think his name was Schecter. So I'm delighted we didn't get the kind of impact that was proposed down the line, and that this is a mitigation in a way that they are retaining some agricultural flavor. Thank you.